



Brownfields Cleanup Revolving Loan Fund Pilot *Berlin, CT*

Outreach and Special Projects Staff (5105)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. EPA is funding: assessment demonstration pilot programs (each funded up to \$200,000 over two years), to assess brownfields sites and to test cleanup and redevelopment models; job training pilot programs (each funded up to \$200,000 over two years), to provide training for residents of communities affected by brownfields to facilitate cleanup of brownfields sites and prepare trainees for future employment in the environmental field; and, cleanup revolving loan fund programs (each funded up to \$500,000 over five years) to capitalize loan funds to make loans for the environmental cleanup of brownfields. These pilot programs are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

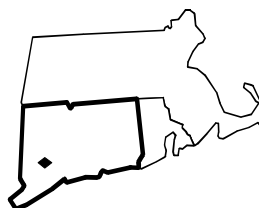
BACKGROUND

Berlin is a small suburban town located in central Connecticut. Typical of many smaller New England communities, Berlin has identified a number of brownfields sites. The Town is surrounded by four cities and towns designated by the State as distressed "Enterprise Zone" communities. The Town will serve as a model for the administration of brownfields redevelopment by a small community. Berlin has long been industrialized and has numerous idle, abandoned, or underutilized sites. Many of the brownfields sites are in prominent locations that are having a blighting influence on the community. The Town has developed some innovative mechanisms to encourage site investigation, remediation, and redevelopment. It is one of the first communities in the State to sell tax liens on brownfields sites.

BCRLF OBJECTIVES

Berlin will use its BCRLF Pilot for gap financing. The Town also intends to contribute employment opportunities to the regional economy including making jobs available to residents of Berlin and contiguous Enterprise Zone communities.

PILOT SNAPSHOT



Date of Announcement:
May 2000

Amount: \$500,000

BCRLF Target Area:
Sites throughout the Town of
Berlin

Berlin, Connecticut

Contacts:

Town of Berlin Economic
Development Division
(860) 828-7005

Region 1 BCRLF
Coordinator
(617) 918-1210

Visit the EPA Region 1 Brownfields web site at:
www.epa.gov/region01/waste/brown/index.htm

For further information, including specific Pilot contacts, additional
Pilot information, brownfields news and events, and publications
and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields>

Potential sites for BCRLF loans include the former National Automatics Products Company (NAPCO) property, the former Circuits, Inc. site, the Christian Lane site, and two tax delinquent properties that the Town is monitoring.

FUND STRUCTURE AND OPERATIONS

The Town of Berlin's Economic Development Department will serve as lead agency. Other participating town entities will include the Fire Marshal, the Finance Department, the Department of Development Services, and the Town Attorney. The US Army Corps of Engineers will serve as site manager. The Town will hire a Connecticut-licensed environmental professional to work with the Corps of Engineers. A fund manager will be selected by competitive bid. It is anticipated that three to four loans will be made with the initial capitalization.

LEVERAGING OTHER RESOURCES

Berlin will complement the BCRLF program with additional town services and administrative contributions. In the past, the Town has sold tax liens at a discount and reduced the assessment on properties during investigation and cleanup periods to support brownfields remediation. The Town will continue to make this investment in properties to stimulate brownfields property reuse.

Use of BCRLF Pilot funds must be in accordance with CERCLA, and all CERCLA restrictions on use of funding also apply to BCRLF funds.
